

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/YL-MP/364
(for 1st Deferment)

Applicant : Leung Yau Kam represented by FiBi International Project Consultancy Co. Limited

Site : Lot 2933 in D.D. 104, Mai Po, Yuen Long, New Territories

Site Area : About 1,225m²

Lease: : Block Government Lease (demised for agricultural use)

Plan : Draft Mai Po & Fairview Park Outline Zoning Plan (OZP) No. S/YL-MP/7
(currently in force)

Approved Mai Po & Fairview Park OZP No. S/YL-MP/6
(at the time of submission)

[The zoning of the application site remains unchanged on OZP No. S/YL-MP/7]

Zoning : “Open Space” (“O”)

Application : Proposed Temporary Shop and Services (Foot Massage Parlour), Public Vehicle Park (excluding container vehicle) with Ancillary Electric Vehicle Charging Facilities and Office for a Period of 3 Years

1. Background

On 26.1.2024, the applicant submitted the current application to seek planning permission for proposed temporary shop and services (foot massage parlour), public vehicle park (excluding container vehicle) with ancillary electric vehicle (EV) charging facilities, and office for a period of three years at the application site (**Plan A-1**). The application is scheduled for consideration by the Rural and New Town Planning Committee (the Committee) at this meeting.

2. Request for Deferment

On 12.3.2024, the applicant’s representative wrote to the Secretary of the Town Planning Board (the Board) and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

- 3.1 The Planning Department has no objection to the request for the first deferment as the justifications for deferment meet the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33B) in that the deferment would allow the applicant to prepare FI to address outstanding issue(s).
- 3.2 Should the Committee agree to defer a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of further submission from the applicant. If the FI submitted by the applicant is not substantial and could be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of the submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted for the Committee's consideration at the next meeting.

5. Attachments

Appendix I	Email dated 12.3.2024 from the applicant's representative
Plan A-1	Location Plan

**PLANNING DEPARTMENT
MARCH 2024**